

**Stunning 53+ Acre Property in Madison County, IN with
Tillable Ground, Woods, and River Frontage
0 North St
Chesterfield, IN 46017**

\$495,000
53.320± Acres
Madison County



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SUMMARY

Address

0 North St

City, State Zip

Chesterfield, IN 46017

County

Madison County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Lot, Horse Property

Latitude / Longitude

40.117642 / -85.600974

Taxes (Annually)

1450

Acreage

53.320

Price

\$495,000

Property Website

<https://indianalandandlifestyle.com/property/stunning-53-acre-property-in-madison-county-in-with-tillable-ground-woods-and-river-frontage-madison-indiana/43860/>



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Chesterfield, IN / Madison County

PROPERTY DESCRIPTION

Property Overview: Welcome to a truly exceptional piece of land nestled in the heart of Madison County, Indiana. This expansive 53+ acre property offers a harmonious blend of natural beauty and potential income generation. With over 35 acres of fertile tillable ground, a picturesque wooded area, and an enchanting location along the tranquil White River, this property is a unique gem that presents numerous possibilities.

Property Features:

- **Total Acreage:** 53+ acres of diverse landscape, offering a perfect mix of tillable land, woodlands, and riverfront charm.
- **Tillable Ground:** Over 35 acres of productive tillable land provide an excellent source of income, allowing you to capitalize on agricultural opportunities.
- **River Frontage:** Experience the serenity of living along the White River, with more than 1200 feet of river frontage. Enjoy leisurely walks along the water's edge and relish the soothing sounds of the flowing river.
- **Barn:** A well-maintained barn adds both functionality and rustic charm to the property, offering space for equipment storage, projects, or even transforming it into a creative space.
- **Well House:** An active well house provides a reliable water source for various needs, ensuring convenience and sustainability.
- **Septic System:** For those envisioning their dream home on this remarkable property, a septic system is already in place, saving you time and effort in the development process.
- **Artesian Well:** Discover the luxury of an artesian well on-site, enhancing the property's self-sufficiency and potential water options.
- **Hunting Haven:** Nature enthusiasts and hunters alike will appreciate the abundance of wildlife that calls this property home. Loaded with deer, the woods and the nearby river create an inviting habitat for various species. The riverfront also offers an excellent potential waterfowl hunting spot.

Location: Situated in Madison County, Indiana, this property benefits from a peaceful rural setting while remaining conveniently close to essential amenities. Enjoy the best of both worlds – the tranquility of nature and the accessibility of nearby towns.

Opportunity Beckons: Whether you're looking to invest in a fruitful agricultural venture, build your dream home in a serene environment, or immerse yourself in the joy of outdoor activities like hunting and waterfowl spotting, this 53+ acre property has it all. Don't miss your chance to own a slice of Indiana's natural beauty and potential. Schedule a viewing today and explore the endless possibilities that await on this remarkable piece of land. For a private showing call or text Chad Renbarger [317-418-7712](tel:317-418-7712)

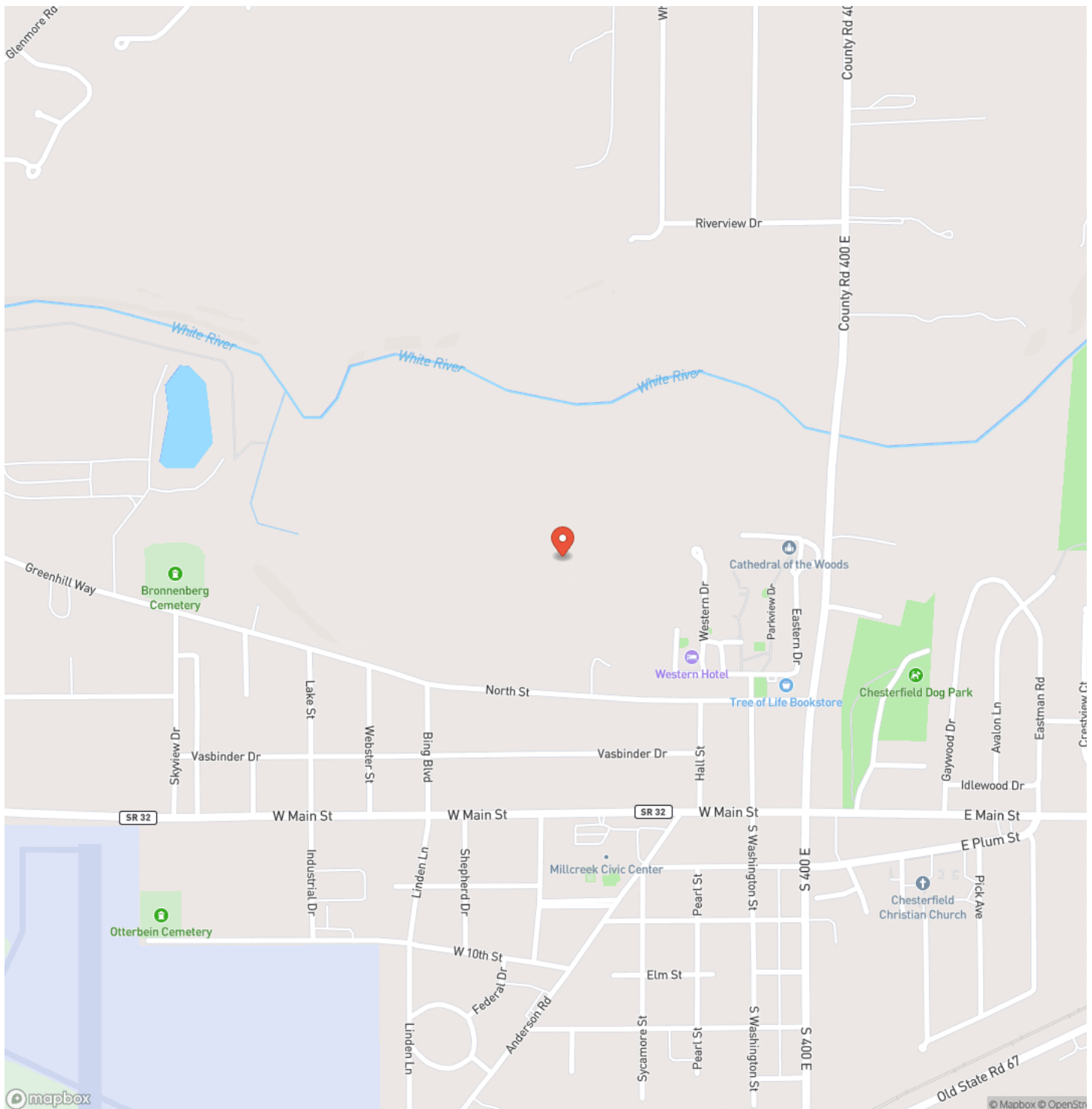


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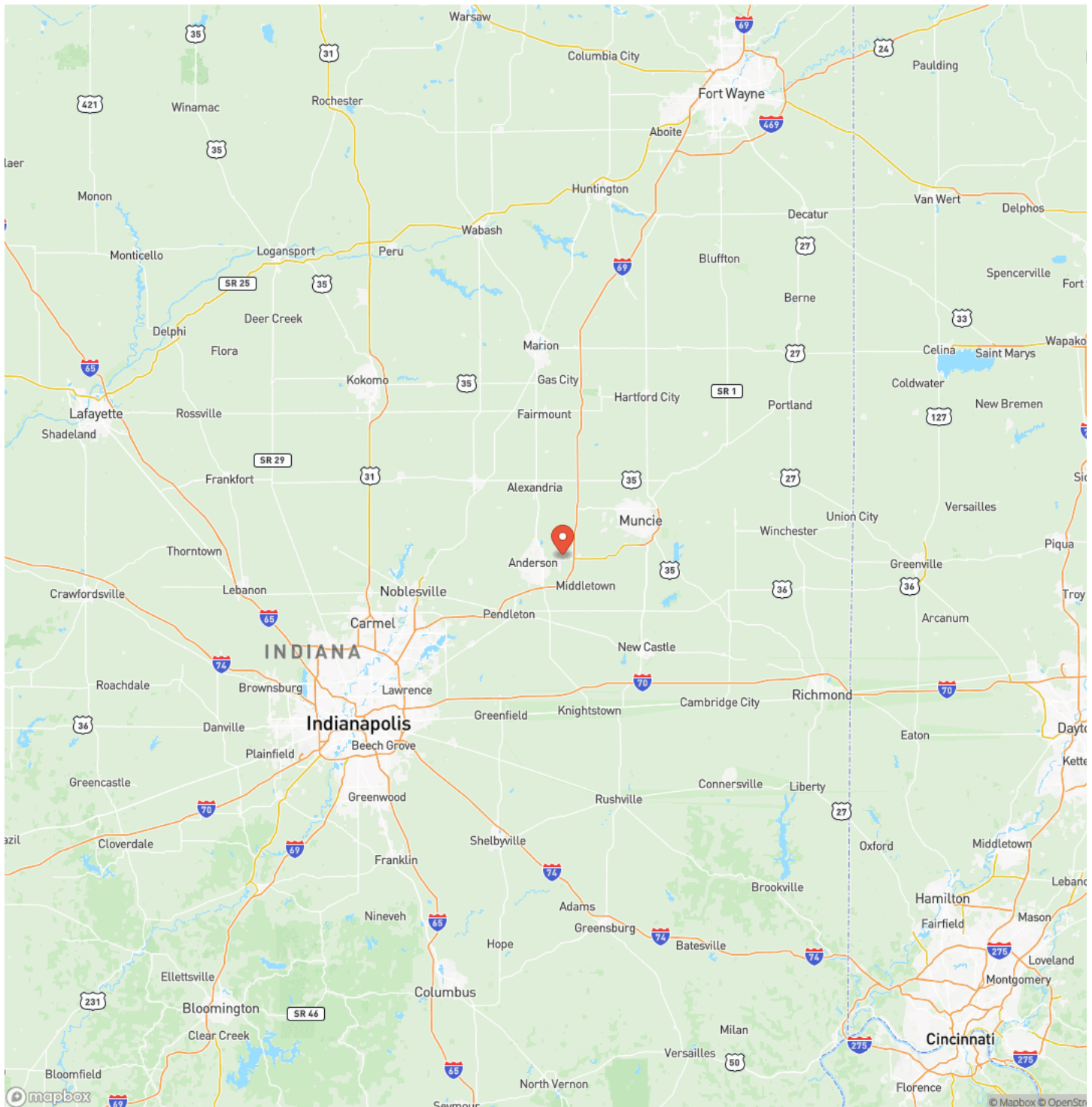
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Locator Map



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Locator Map



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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Chesterfield, IN / Madison County

Satellite Map



LISTING REPRESENTATIVE
For more information contact:



City / State / Zip
Fortville, IN 46040

[illegible]

MORE INFO ONLINE:

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